



BULL POINT PLANTATION

ARCHITECTURAL REVIEW COMMITTEE

Rules & Regulations,
Forms

Revised July 2023

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BULL POINT SCHEDULE OF FORMS

All of the forms, policies, and fee/deposit schedules within following appendices are those in effect as of the publication date of this document. Each such presentation may be periodically revised at the discretion of the ARC and without prior formal notice. Applicants for a Bull Point Building Permit should check with the ARC staff prior to submittal of a Permit Application, to determine whether the following forms and schedules remain in effect or have been revised.

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TABLE A - APPLICATION REQUIREMENTS

APPLICATION ELEMENT	Type of Application		
	CONCEPTUAL	PRELIMINARY	FINAL
Application Form	√	√	√
Application Review Fees		√	√
Road Impact Fee			√
Variance Request Form	If Applicable	If Applicable	If Applicable
Photo schematic rendering and/or Building Plan	√	√	√
Tree Identification and Topographical Survey	√	√	√
Site Plan	√	√	√*
Stake-out and tree banding			√*
Grading & Drainage plan		√	√
Foundation Plan		√	√
Floor Plan & Elevation Drawings		√	√
Building Sections			√
Construction Detail drawings			√
Landscape Plan			
Color/Material Samples			√
Footprint of adjacent property	√*	√*	√*
Mobilization Plan			√
Copy of DHEC Permit for ATU		√	√
Color photos of front adjacent residences on both sides of proposed construction		√	√

√ = Mandatory Submittal Requirement

* = Footprint of adjacent property only when home is constructed on that property

** = Conceptual design applications – we recommend that owner or architect present the design concept

TABLE B - BUILDING SETBACKS - All Phases

	<i>ALL</i>	<i>HOMESITES</i>	<i>AS PLATTED</i>	Phases IV, V-A, V-B & VI
	Phase I	Phase II	Phase III	
FRONT (facing street)	150'	75'	150'	75'
SIDES	20' each side	10' each side	20' each side	20' each side
REAR (As Set by OCRM)	60' from marsh and tidal creek critical line 50' from lake front or rear property line	60' from marsh and tidal creek critical line 50' from lake front or rear property line	60' from marsh and tidal creek critical line 50' from lake front or rear property line	60' from marsh and tidal creek critical line 50' from lake front or rear property line

**NATURAL VEGETATIVE
BUFFER YARDS – ALL PHASES**

<u>Location of Buffer</u>	<u>Minimum Buffer Dimension (feet)</u>
Road ROW	35' Minimum
Side Yard	10' Minimum
River Buffer	Per Beaufort County and OCRM

NOTE: BUSH HOGGING OR CLEAR-CUTTING ON ANY LOT IS STRICTLY PROHIBITED, NOR IS THE USE OF ANY OTHER METHOD ALLOWED TO CLEAR NATURAL, EXISTING VEGETATION WITHOUT PRIOR APPROVAL FROM THE ARC.

FORM 1

BULL POINT ORIENTATION MEETING

TO: Bull Point Architectural Review Committee Date: _____
 114 Barnaby Bluff
 Seabrook, South Carolina 29940 Lot#: _____
 (843) 379-9940 Owner: _____

The first stage in the review process is the mandatory Orientation Meeting and site visit by the Property Owner and an ARC representative before any applications are submitted. This representative may be the ARC Administrator or a designated ARC member. This meeting gives the Property Owner and his builder and/or architect the opportunity to familiarize themselves with the specific features of the site and to ask questions about the Bull Point Covenants and Restrictions, the ARC Design Guidelines and Procedures, and the review and approval process.

Notes:

 Administrator of ARC
 Date: _____

 Property Owner
 Date: _____

 Architect
 Date: _____

FORM 2
BULL POINT RESIDENTIAL BUILDING REVIEW APPLICATION

TO: Bull Point Architectural Review Committee
114 Barnaby Bluff
Seabrook, South Carolina 29940
(843) 379-9940

Date: _____

Lot#: _____

Owner: _____

APPLICATION FOR: NEW CONSTRUCTION EXT. ALTERATION OTHER
PLEASE CHECK ONE: CONCEPTUAL PRELIMINARY
 LANDSCAPE ONLY FINAL

REQUIRED FOR APPROVAL	CONCEPTUAL	PRELIMINARY	FINAL	BPP BUILDING PERMIT
Application Form	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Photo, schematic or rendering and/or building plans with scale and dimensions	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Tree & Topographic Survey	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Site plan	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Footprint of adjacent property	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Mobilization Plan (incl. ATU and well)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Grading & drainage plan		<input type="checkbox"/>	<input type="checkbox"/>	
Floor plan & elevations drawings		<input type="checkbox"/>	<input type="checkbox"/>	
Copy of DHEC Permit to Construct Required ATU, no septic system		<input type="checkbox"/>	<input type="checkbox"/>	
Color photos of front of adjacent residences on both sides of proposed construction		<input type="checkbox"/>	<input type="checkbox"/>	
Stake out and tree banding		Date: _____	<input type="checkbox"/>	
Foundation plan			<input type="checkbox"/>	
Construction detail drawing			<input type="checkbox"/>	
Landscape Plan (due 6 months after start) *			<input type="checkbox"/>	
Exterior colors & materials samples			<input type="checkbox"/>	
Copies of Zoning & Stormwater Permits			<input type="checkbox"/>	
Application Fee \$1,800.00			<input type="checkbox"/>	
Final Compliance Inspection Fee \$1,000.00			<input type="checkbox"/>	
Escrow Deposit \$8,000.00				<input type="checkbox"/>
Road Impact Fee \$5,000.00				<input type="checkbox"/>

OWNER: _____ PHONE NUMBER: _____

ADDRESS: _____

ARCHITECT: _____ PHONE NUMBER: _____

ADDRESS: _____

BUILDER: _____ PHONE NUMBER: _____

ADDRESS: _____

APPLICATION & FINAL COMPLIANCE INSP FEES (SEE FORM 15) MUST ACCOMPANY FINAL APPLICATION

FEE RECEIVED \$ _____ DATE _____

Submitted by: (Signature) _____ No. of Drawings Submitted _____

ROAD IMPACT FEE (SEE FORM 15) MUST BE PAID PRIOR TO ISSUANCE OF BULL POINT BUILDING PERMIT

FEE RECEIVED \$ _____ DATE _____

Submitted by: (Signature) _____

FORM 2, Page 2

ENCLOSED DWELLING AREA (square footage)

First Floor _____ + _____ = _____
 (Heated) (Screened Porch)

Second Floor _____ + _____ = _____
 (Heated) (Screened Porch)

Total Dwelling Area = _____

ELEVATIONS

First Floor Elevations
 above MSL _____ Ft.

Existing Elev. at Center of Bldg. footprint
 above MSL _____ Ft.

Maximum Roof Height
 above first floor _____ Ft.

Note: The term “enclosed dwelling area” means the total enclosed in a dwelling and indicates areas of screened porches if the roof of such porches forms an integral part of the roof line of the main dwelling or if they are on the ground floor of a two-story dwelling. Areas of garages, boat sheds, patios, terraces, decks, open porches and shed type porches even though attached to the dwelling are specifically excluded.

EXTERIOR MATERIALS AND COLORS

Be specific, show manufacturer, or brand name and number. A color board (8.5” x 11” minimum on white hard board) is required. “CHIPS” of all key colors and materials should appear on the board.

Material	Color	Description / Manufacturer Brand and Number
Siding (Wood) _____	_____	_____
Siding (Masonry) _____	_____	_____
Siding (other) _____	_____	_____
Roofing _____	_____	_____
Handrails _____	_____	_____
Fascia, Trim _____	_____	_____
Pickets _____	_____	_____
Shutters _____	_____	_____
Front Door _____	_____	_____
Exterior Doors _____	_____	_____
Garage Doors _____	_____	_____
Windows _____	_____	_____
Window Glass Color _____	_____	_____
Chimney _____	_____	_____
Gutters _____	_____	_____
Band Board _____	_____	_____
Drive: Paving _____	_____	_____
Walks: Paving _____	_____	_____
Other (Fences, etc.) _____	_____	_____
Pool – Setback from property lines	proposed: _____ ft	required: _____ ft
Exterior lighting _____	_____	_____

Remarks _____

FORM 3

BULL POINT BUILDING PERMIT AGREEMENT

To: Bull Point Architectural Review Committee Date: _____
114 Barnaby Bluff
Seabrook, South Carolina 29940 Lot#: _____
(843) 379-9940 Construction of: Single Family Residence
Owner: _____

Approval for construction is granted, per certain recorded covenants, agreements, and amendments, subject to the acceptance by the owner and the builder of the following conditions:

1. The construction will be in accordance with the construction drawings, site location, materials, and colors submitted to and approved by the ARC. **NO CHANGES MAY BE MADE WITHOUT PRIOR WRITTEN APPROVAL FROM ARC.**
2. No work, including lot clearing, may be started until both a Bull Point Building Permit and a Beaufort County Building Permit have been issued and posted at the job site.
3. The Road Impact Fee (FORM 15) and escrow deposits (FORM 16) must be received by the ARC before the Bull Point Building Permit will be issued. The owner and/or builder hereby acknowledge that the escrow funds so deposited will further be deposited in a federally insured institution. The owner and builder acknowledge and agree that the Road Impact Fee is non-refundable and will be retained by the POA. The owner and builder further acknowledge and agree that such escrow deposits shall be retained by ARC pending satisfactory completion of the project in accordance with construction drawings approved by the ARC and with other ARC rules or conditions noted herein. The owner and builder further acknowledge that the ARC shall have the right to assess penalties against the owner and/or builder for failure to complete the project on a timely basis, failure to construct the project in accordance with the approved construction drawings, or failure to comply with other rules or conditions herein. Such penalties, which are identified on (FORM 17) hereto, shall be deducted from the escrow funds deposited by the owner and/or builder and retained by ARC or if no escrow funds have been deposited, then shall be charged to the owner and/or builder upon written notice to the owner and/or builder, but without further accounting to the parties involved. Outside legal expenses or surveying costs incurred by ARC in attempting to resolve any matter of non-compliance shall likewise be deducted from funds deposited by the owner and/or builder. Retention by ARC of such penalties, legal fees or surveying costs from escrow funds deposited by the owner and/or builder will not in any way relieve those parties of further liability for non-compliance.
4. A building or building addition being constructed under this Agreement may not be occupied by any persons, even on a temporary basis, until after the owner or builder has obtained a Certificate of Occupancy from the Beaufort County Building Department and has delivered a photocopy thereof to the Administrator of the ARC.
5. The owner is to submit an acceptable landscape plan to the ARC within six (6) months of the date of the Building Permit issued under this Agreement, and is to have that landscape completed within ninety (90) days after a Certificate of Occupancy has been issued by the Beaufort County Building Department.

6. Other special conditions of this Agreement and the Building Permit include the following:

- This Agreement expires one (1) year after the Bull Point Building Permit has been issued to the builder. Extensions of the one-year period for project completion will only be with prior written approval by the ARC.
- This Agreement must be signed by the Property Owner (or the owner's agent) and by the builder, then returned to the Administrator of the ARC with the above indicated Road Impact Fee and escrow deposits to obtain a Bull Point Plantation Building Permit.
- The owner hereby acknowledges that if some portion of the submission is in violation of the Covenants due to inadvertent oversight by the ARC, such shall not prevent the ARC from seeking enforcement of the Covenants.
- The builder (general contractor) hereby acknowledges that he/she is familiar with the requirements of the current ARC Rules, Regulations, and Procedures document, and agrees to abide by such requirements.
- The parties hereto do hereby acknowledge and accept the foregoing conditions pursuant to the issuance of a Bull Point Plantation Building Permit.

Administrator ARC

Property Owner

Builder

Received: Road Impact Fee \$ _____ Date _____ By _____

Received: Escrow Amount \$ _____ Date _____ By _____

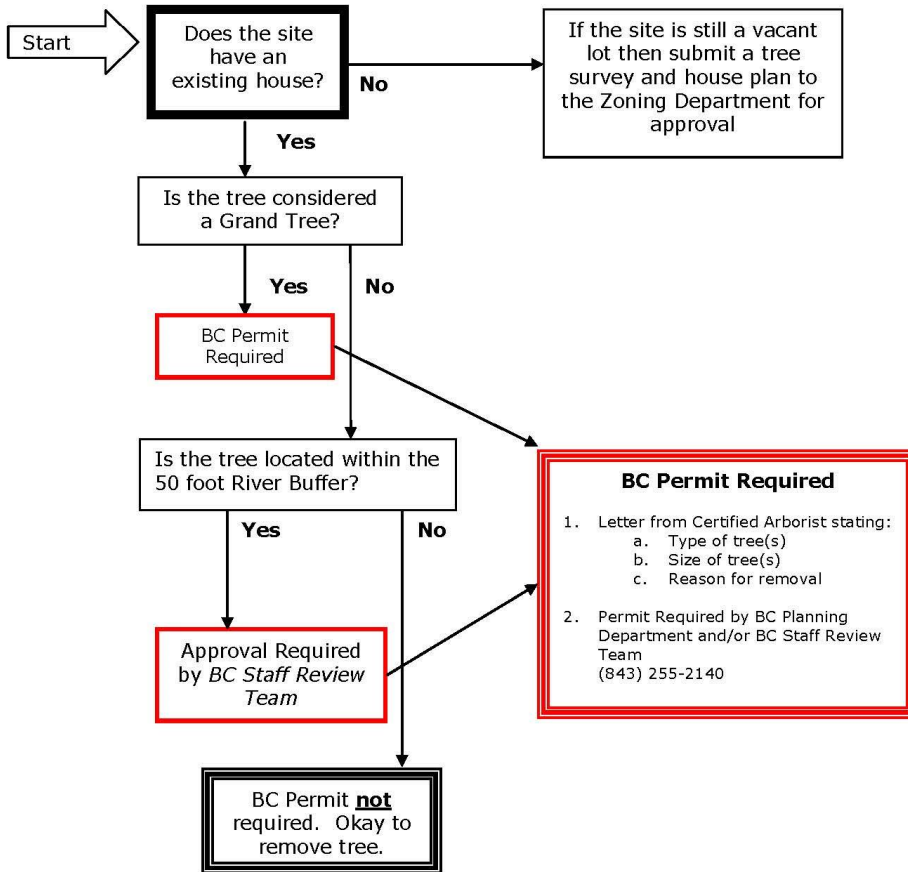
Received Escrow Amount \$ _____ Date _____ By _____

FORM 4
BEAUFORT COUNTY TREE REMOVAL GUIDE

REMOVAL OF TREES ON SINGLE FAMILY LOTS WITH HOMES

(Within Unincorporated Beaufort County)

Beaufort County Community Development Code: Division 5.11.100.F.1.a.

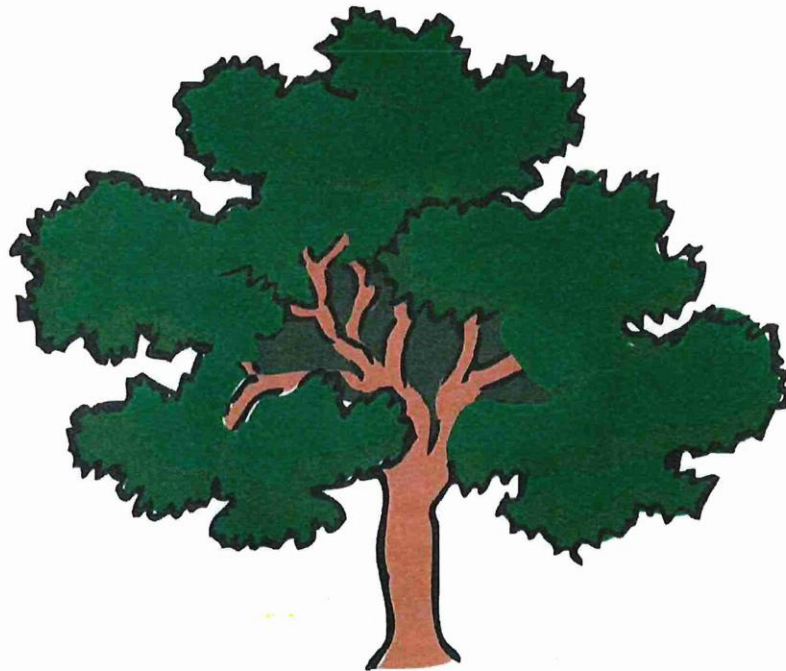


- Grand Trees**
1. Live oak, Black walnut, or Longleaf pine that are equal to or greater than a diameter of 24 inches DBH.
 2. Loblolly pine, Slash pine, or Shortleaf pine that are equal to or greater than a diameter of 36 inches DBH.
 3. All other species of trees, not defined above, that are equal to or greater than a diameter of 30 inches DBH except those identified as invasive species in Table 5.11.100.C.

Please Note that some communities require Architectural Review Board, Home Owners Association, or Property Owners Association approval in addition to Beaufort County approval for tree removal.

How to Measure a Tree

1. Measure the trunk 4.5 feet up off the ground.
2. Measure all the way around the tree in inches.
3. Divide the inches by Pi – 3.14 which gives you the measurement in DBH (Diameter at Breast Height)
4. If the DBH is below the following sizes you do not need a permit from Beaufort County unless the tree is within the River Buffer:
 - 24” DBH for Live oak, Black walnut, Long Leaf pine
 - 36” DBH for Loblolly pine, Shortleaf pine, Slash pine
 - 30” DBH for all other trees (i.e. Water oak, Laurel oak, etc.)



FORM 5

BULL POINT SWIMMING POOL REVIEW / APPLICATION

TO: Bull Point Architectural Review Committee Date: _____
 114 Barnaby Bluff
 Seabrook, South Carolina 29940
 (843) 379-9940

Lot#: _____
 Owner: _____

PLEASE CHECK ONE: PRELIMINARY FINAL

REQUIRED FOR APPROVAL	PRELIMINARY	FINAL
Tree & Topographic Survey	<input type="checkbox"/>	<input type="checkbox"/>
Schematic, drawing or plan	<input type="checkbox"/>	<input type="checkbox"/>
Site plan	<input type="checkbox"/>	<input type="checkbox"/>
Mobilization Plan		<input type="checkbox"/>
ATU approval & location		<input type="checkbox"/>
Water well location		<input type="checkbox"/>
Tree banding		<input type="checkbox"/>
Grading & drainage plan	<input type="checkbox"/>	<input type="checkbox"/>
Foundation plan	<input type="checkbox"/>	<input type="checkbox"/>
Deck elevations	<input type="checkbox"/>	<input type="checkbox"/>
Exterior colors & materials (lighting)		<input type="checkbox"/>
Construction detail drawing		<input type="checkbox"/>
Landscape plan		<input type="checkbox"/>
Footprint of adjacent property		<input type="checkbox"/>
Property line setback		<input type="checkbox"/>

OWNER: _____ PHONE NUMBER: _____

ADDRESS: _____

ARCHITECT: _____ PHONE NUMBER: _____

ADDRESS: _____

BUILDER: _____ PHONE NUMBER: _____

ADDRESS: _____

APPLICATION FEE MUST ACCOMPANY PRELIMINARY OR FINAL APPLICATION

FEE RECEIVED \$ _____ DATE _____

Submitted by: (Signature) _____ No. of Drawings Submitted _____

BULL POINT SWIMMING POOL REVIEW / APPLICATION
EXTERIOR MATERIALS AND COLORS

Be specific, show manufacturer, or brand name and number. A color board (8.5" x 11" maximum on white hard board) is required. "CHIPS" of all key colors and materials should appear on the board.

Material	Color	Description / Manufacturer Brand and Number
Siding (Wood) _____	_____	_____
Siding (Masonry) _____	_____	_____
Siding (other) _____	_____	_____
_____	_____	_____
Fascia, Trim _____	_____	_____
_____	_____	_____
Gates _____	_____	_____
_____	_____	_____
Fences _____	_____	_____
Decking _____	_____	_____
Walks: Paving _____	_____	_____
Other _____	_____	_____

Pool – Setback from property lines _____ ft.

Pool Deck Elevations above surveyed grade at nearest property line _____ ft

Remarks _____

FORM 6

BULL POINT SWIMMING POOL BUILDING PERMIT AGREEMENT

To: Bull Point Architectural Review Committee Date: _____
114 Barnaby Bluff
Seabrook, South Carolina 29940
(843) 379-9940

Legal Address: _____
Construction of: Swimming Pool
Owner: _____

Approval for construction is granted, per certain recorded covenants, agreements, and amendments, subject to the acceptance by the owner and the pool contractor of the following conditions:

1. The construction will be in accordance with the construction drawings, site location, materials and colors submitted to and approved by the ARC. NO CHANGES MAY BE MADE WITHOUT PRIOR WRITTEN APPROVAL FROM Bull Point ARC.
2. No work, including lot clearing, may be started until both a Bull Point Swimming Pool Building Permit and a Beaufort County Building Permit have been issued and posted at the job site. No trees larger than six inches (6") in diameter may be removed unless appropriately marked on the approved site plan.
3. Escrow deposits (Form 16) must be received by the ARC before the Bull Point Swimming Pool Building Permit will be issued. The owner and/or pool contractor hereby acknowledge that the funds so deposited will further be deposited in an interest-bearing account with a federally insured institution, with all interest therefrom accruing to the benefit of the ARC. The owner and pool contractor further acknowledge and agree that such funds shall be retained by ARC pending satisfactory completion of the project in accordance with construction drawings approved by the ARC and with other ARC rules or conditions noted herein. The owner and pool contractor further acknowledge that the ARC shall have the right to assess penalties against the owner and/or pool contractor for failure to complete the project on a timely basis, or failure to construct the project in accordance with the approved construction drawings, or failure to comply with other rules or conditions herein. Such penalties, which are identified in Form 17, shall be deducted from the funds deposited by the owner and/or pool contractor or if no funds have been deposited, then shall be charged to the owner and/or builder and retained by ARC upon written notice to the owner and/or pool contractor, but without further accounting to the parties involved. Outside legal expenses or surveying, costs incurred by ARC in attempting to resolve any matter of non-compliance shall likewise be deducted from funds deposited by the owner and/or pool contractor. Retention by ARC of such penalties, legal fees or surveying costs from funds deposited by the owner and/or pool contractor will not in any way relieve those parties of further liability for non-compliance.
4. This Agreement expires six (6) months after the Swimming Pool Building Permit has been issued to the builder. Extensions of the six (6) month period for project completion will only be with prior written approval by the ARC.

This Agreement must be signed by the Property Owner (or the owner's agent) and by the builder and returned to the Administrator of the ARC with the above-indicated escrow deposits to obtain a Bull Point Swimming Pool Building Permit.

Signatures and escrow payments are listed on the attached page.

BULL POINT SWIMMING POOL BUILDING PERMIT AGREEMENT

SIGNATURE PAGE

The owner hereby acknowledges that if some portion of the submission is in violation of the Covenants due to inadvertent oversight by the ARC, such shall not prevent the ARC from seeking enforcement of the Covenants.

The builder (general contractor) hereby acknowledges that he/she is familiar with the requirements of the current ARC Rules & Regulations document, and agrees to abide by such requirements.

The parties hereto do hereby acknowledge and accept the foregoing conditions pursuant to the issuance of a Bull Point Swimming Pool Building Permit

Administrator ARC

Property Owner

Builder

Received: Escrow Amount \$ _____ Date _____ By _____

Received Escrow Amount \$ _____ Date _____ By _____

FORM 7

BULL POINT MARINE CONSTRUCTION REVIEW APPLICATION

TO: Bull Point Architectural Review Committee Date: _____
114 Barnaby Bluff
Seabrook, South Carolina 29940
(843) 379-9940

Lot#: _____
Construction of: Check Appropriate Box Below
Owner: _____

- APPLICATION FOR:
- TIDAL DOCK SHARED DOCK CRABBING/VIEWING DOCK
 - PIERHEAD FLOAT / RAMP BULKHEAD
 - BOATLIFT WALKWAY COVERED DOCK
 - REPAIR EXISTING STRUCTURE

NEED FOR APPROVAL	CONCEPTUAL	FINAL
Tree & Topographic Survey	<input type="checkbox"/>	<input type="checkbox"/>
Site plan drawn to scale	<input type="checkbox"/>	<input type="checkbox"/>
Complete set of plans/specifications	<input type="checkbox"/>	<input type="checkbox"/>
Material specifications list	<input type="checkbox"/>	<input type="checkbox"/>
Lighting and location (submit cut sheet)	<input type="checkbox"/>	<input type="checkbox"/>
On-site stake out	<input type="checkbox"/>	<input type="checkbox"/>
OCRM Permit Number	<input type="checkbox"/>	<input type="checkbox"/>
Mobilization Plan	<input type="checkbox"/>	<input type="checkbox"/>

OWNER: _____ PHONE NUMBER: _____

ADDRESS: _____

ARCHITECT: _____ PHONE NUMBER: _____

ADDRESS: _____

BUILDER: _____ PHONE NUMBER: _____

ADDRESS: _____

APPLICATION FEE MUST ACCOMPANY FINAL APPLICATION

FEES RECEIVED \$ _____ DATE _____

Submitted by: (Signature) _____ No. of Drawings Submitted _____

FORM 8

BULL POINT DOCK CONSTRUCTION PERMIT AGREEMENT

To: Bull Point Architectural Review Committee Date: _____
114 Barnaby Bluff
Seabrook, South Carolina 29940

Lot#: _____
Construction of: Private Dock
Owner: _____

Final approval for construction of a dock is granted, per certain recorded covenants, agreements, and amendments, subject to the acceptance by the Owner and the Builder of the following conditions:

1. The construction will be in accordance with the construction drawings, site location, materials and colors submitted to and approved by the ARC. NO CHANGES MAY BE MADE WITHOUT PRIOR WRITTEN APPROVAL FROM THE ARC.
2. No work, including lot clearing, may be started until both a Bull Point Dock Construction Permit and a Beaufort County Building Permit have been issued and posted at the job site.
3. Escrow deposits (Form 16) must be received by the ARC before the Bull Point Dock Construction Permit will be issued. The owner and/or builder hereby acknowledge that the funds so deposited will further be deposited in a federally insured institution. The owner and builder further acknowledge and agree that such funds shall be retained by ARC pending satisfactory completion of the project in accordance with construction drawings approved by the ARC and with other ARC rules or conditions noted herein. The owner and builder further acknowledge that the ARC shall have the right to assess penalties against the owner and/or builder for failure to complete the project on a timely basis, or failure to construct the project in accordance with the approved construction drawings, or failure to comply with other rules or conditions herein. Such penalties, which are identified in Form 17, shall be deducted from the funds deposited by the owner and/or builder and retained by ARC or if no funds have been deposited, then shall be charged to the owner and/or builder upon written notice to the owner and/or builder, but without further accounting to the parties involved. Outside legal expenses or surveying costs incurred by ARC in attempting to resolve any matter of non-compliance shall likewise be deducted from funds deposited by the owner and/or builder. Retention by ARC of such penalties, legal fees, or surveying costs from funds deposited by the owner and/or builder will not in any way relieve those parties of further liability for non-compliance.
4. This Agreement expires six (6) months after the Bull Point Dock Construction Permit has been issued to the builder. Extensions of the six (6) month period for project completion will only be with prior written approval by the ARC.

5. Dock Specifications

Approved Materials

Size/Dimensions

Pilings: _____

Float: _____

Walkway: _____

Pierhead: _____

Ramp: _____

Rails: _____

Boat Lift (Type/Height): _____

Roofs: _____

Other: _____

This Agreement must be signed by the Property Owner (or the owner’s agent) and by the builder and returned to the Administrator of the ARC with the above-indicated escrow deposits to obtain a Bull Point Dock Construction Permit.

The owner hereby acknowledges that if some portion of the submission is in violation of the Covenants due to inadvertent oversight by the ARC, such shall not prevent the ARC from seeking enforcement of the Covenants.

The builder (general contractor) hereby acknowledges that he/she is familiar with the requirements of the OCRM, current ARC Rules& Regulations document, and agrees to abide by such requirements.

The parties hereto do hereby acknowledge and accept the foregoing conditions pursuant to the issuance of a Bull Point Dock Construction Permit.

Administrator ARC	Property Owner
Dock Builder	

Received: Escrow Amount \$ _____ Date _____ By _____

Received Escrow Amount \$ _____ Date _____ By _____

FORM 9

BULL POINT DEMOLITION REVIEW APPLICATION

TO: Bull Point Architectural Review Committee Date: _____
114 Barnaby Bluff
Seabrook, South Carolina 29940
(843) 379-9940

Lot #: _____
Construction of: Private Dock
Owner: _____

APPLICATION FOR: DEMOLITION OF EXISTING STRUCTURE

PLEASE CHECK ONE: PRELIMINARY FINAL

NEED FOR APPROVAL	PRELIMINARY	FINAL
Original Tree & Topographic Survey	<input type="checkbox"/>	<input type="checkbox"/>
Original Site plan drawn to scale	<input type="checkbox"/>	<input type="checkbox"/>
Original Landscape Plan	<input type="checkbox"/>	<input type="checkbox"/>
Pictures of proposed structure	<input type="checkbox"/>	<input type="checkbox"/>
Mobilization Plan		<input type="checkbox"/>
Tree banding of impacted trees		
OCRM Permit (if applicable)		

OWNER: _____ PHONE NUMBER: _____
ADDRESS: _____

ARCHITECT: _____ PHONE NUMBER: _____
ADDRESS: _____

BUILDER: _____ PHONE NUMBER: _____
ADDRESS: _____

APPLICATION FEE MUST ACCOMPANY FINAL APPLICATION

FEES RECEIVED \$ _____ DATE _____

Submitted by: (Signature) _____ No. of Drawings Submitted _____

FORM 10

BULL POINT DEMOLITION PERMIT AGREEMENT

To: Bull Point Architectural Review Committee Date: _____
114 Barnaby Bluff
Seabrook, South Carolina 29940 Lot#: _____
(843) 379-9940 Demolition of Existing Structure: _____
Owner: _____

Approval for demolition is granted, per certain recorded covenants, agreements, and amendments, subject to the acceptance by the owner and the contractor of the following conditions:

1. The demolition will be in accordance with the conditions and limitations outlined and approved by Beaufort County and the Bull Point ARC. NO CHANGES MAY BE MADE WITHOUT PRIOR WRITTEN APPROVAL FROM THE ARC.
2. No work, including clearing, may be started until both a Bull Point Demolition Permit and a Beaufort County Demolition Permit have been issued and posted at the job site. No trees larger than six inches (6") in diameter may be removed unless appropriately marked on the approved site plan.
3. Escrow deposits (see Form 16) must be received by the ARC before the Demolition Permit will be issued. The owner and/or contractor hereby acknowledge that the funds so deposited will further be deposited in an interest-bearing account with a federally insured institution, with all interest therefrom accruing to the benefit of the ARC. The owner and contractor further acknowledge and agree that such funds shall be retained by ARC pending satisfactory completion of the project in accordance with conditions and limitations approved by the ARC and with other ARC rules or conditions noted herein. The owner and contractor further acknowledge that the ARC shall have the right to assess penalties against the owner and/or contractor for failure to complete the project on a timely basis, or failure to comply with other rules or conditions herein. Such penalties, which are identified in Form 17 hereto, shall be deducted from the funds deposited by the owner and/or contractor and retained by ARC or if no funds have been deposited, then shall be charged to the owner and/or builder upon written notice to the owner and/or contractor, but without further accounting to the parties involved. Outside legal expenses or surveying, costs incurred by ARC in attempting to resolve any matter of non-compliance shall likewise be deducted from funds deposited by the owner and/or contractor. Retention by ARC of such penalties, legal fees or surveying costs from funds deposited by the owner and/or contractor will not in any way relieve those parties of further liability for non-compliance.
4. No signs may be posted at the job site.
5. The escrow deposit (Compliance/Clean-up) will not be returned to the owner and/or contractor until all demolition, labor and equipment has been appropriately removed from Bull Point.
6. The owner is to have the demolition completed pursuant to the ARC-approved plan within thirty (30) days. Extension request must be submitted to the ARC in writing.
7. Other special conditions of this Agreement and the Demolition Permit include the following:
8. This Agreement expires six (6) months after the Demolition Permit has been issued to the builder. Extensions of the six (6) month period for project completion will only be with prior written approval by the ARC.

This Agreement must be signed by the Property Owner (or the owner's agent) and by the contractor and returned to the Administrator of the ARC with the above-indicated escrow deposits to obtain a Demolition Permit.

The owner hereby acknowledges that if some portion of the submission is in violation of the Covenants due to inadvertent oversight by the ARC, such shall not prevent the ARC from seeking enforcement of the Covenants.

The contractor hereby acknowledges that he/she is familiar with the requirements of the ARC Guidelines and agrees to abide by such requirements.

The parties hereto do hereby acknowledge and accept the foregoing conditions pursuant to the issuance of a Demolition Permit.

Administrator ARC

Property Owner

Demolition Contractor

Received: Escrow Amount \$ _____ Date _____ By _____

Received Escrow Amount \$ _____ Date _____ By _____

FORM 11

BULL POINT VARIANCE REQUEST

To: Bull Point Architectural Review Committee Date: _____
 114 Barnaby Bluff
 Seabrook, South Carolina 29940 Lot#: _____
 (843) 379-9940 Owner: _____

Approval of the below described variance(s) to the Guidelines is requested for the building permit application to which this request is attached. *(Instructions: Applicant should check each variance requested, state the Guidelines, and describe the variance sought.)*

_____ Setback: Front _____ vs. _____
 Rear _____ vs. _____
 Right Side _____ vs. _____
 Left Side _____ vs. _____

_____ First Floor Elevation _____ vs. _____

_____ Height Above First Floor _____ vs. _____

_____ Buildable Area Use _____ % vs. _____

_____ Glass _____ % on _____ side

_____ Stucco _____ % on _____ side

_____ Other Variance(s) _____

The undersigned has presented a justification on the back side of this form for each variance requested.

OWNER: _____ PHONE NUMBER: _____
 ADDRESS: _____

ARCHITECT: _____ PHONE NUMBER: _____
 ADDRESS: _____

BUILDER: _____ PHONE NUMBER: _____
 ADDRESS: _____

FORM 12
BULL POINT CHANGE ORDER REQUEST

To: Bull Point Architectural Review Committee Date: _____
114 Barnaby Bluff
Seabrook, South Carolina 29940 Lot#: _____
(843) 379-9940 Owner: _____

Project Change Request No. _____
(This form is due to ARC one week prior to meeting date)

Brief Description of Change(s) from ARC-approved Plans:
(Attached revised or marked-up plans for siting or exterior design changes; attach samples for color changes)

(Use other side of form if more space needed)

OWNER: _____ PHONE NUMBER: _____
ADDRESS: _____

ARCHITECT: _____ PHONE NUMBER: _____
ADDRESS: _____

BUILDER: _____ PHONE NUMBER: _____
ADDRESS: _____

FORM 13
EXTERIOR REPAINTING REQUEST

To: Bull Point Architectural Review Committee Date: _____
114 Barnaby Bluff _____
Seabrook, South Carolina 29940 Lot#: _____
(843) 379-9940 Owner: _____

The undersigned Property Owner (or owner's representative) requests ARC approval to repaint the exterior of the residential structure at the above legal address.

EXISTING COLOR:

Wood Siding _____
Trim Color(s) _____

Stucco/Masonry _____
Front Entry Door _____

PROPOSED COLORS:

Wood Siding (Check one and complete)

____ ARC Standard Color Manufacturer _____
Color Name/No. _____
____ Other Color* Manufacturer _____
Color Name/No. _____

Trim (Check one and complete)

____ ARC Standard Color Manufacturer _____
Color Name/No. _____
____ Other Color* Manufacturer _____
Color Name/No. _____

Stucco/Masonry (Check one and complete)

____ ARC Standard Color Manufacturer _____
Color Name/No. _____
____ Other Color* Manufacturer _____

Front Entry Door Color _____

I have attached a sample (4" x 6" or larger) of all proposed colors where indicated by an asterisk (*) above.

FORM 14
REROOFING REQUEST

To: Bull Point Architectural Review Committee Date: _____
114 Barnaby Bluff
Seabrook, South Carolina 29940 Lot#: _____
(843) 379-9940 Owner: _____

The undersigned Property Owner (or owner's representative) hereby requests ARC approval to re-roof the residential structure at the above legal address.

EXISTING ROOFING: (Check one and complete)

_____ Wood Shake/Shingles	Color _____
_____ Asphalt/Fiberglass Shingles	Color _____
_____ GAF Timberline or Elk Prestique	Color _____
_____ Other	Color _____

Wt. Per square _____ lbs.

ROOFING CONTRACTOR:

Name: _____

Phone: _____

I have attached a sample (6" x 6" or larger) of the intended roofing material where indicated by an asterisk (*) above.

Submitted by: (Signature) _____

FORM 15

BULL POINT APPLICATION FEES

The following current schedule of fees is applicable to all residential building permit applications submitted to the Bull Point Architectural Review Committee. The appropriate fees must be received prior to ARC review of plans.

NEW SINGLE-FAMILY RESIDENCE (includes all amenities in initial application)

\$1800.00 Final Review Fee

\$1000.00 Compliance Inspection Fee

Total (prior to July 1, 2023) - \$2800.00*

\$5,000 Road Impact Fee (to be effective for all new single-family residence plans submitted on or after July 1, 2023. The Road Impact Fee is non-refundable and is intended for the repair, replacement and maintenance of roads and road rights of way in the Bull Point Development. This Road Impact Fee shall be managed by the POA Board who shall approve expenditures from the Road Impact Fee as it deems appropriate from time to time. The Road Impact Fee must be paid by any Owner prior to issuance by the ARC of any Bull Point Building Permit.

Total (on or after July 1, 2023) - \$7800.00*

ADDITIONS OR MAJOR ALTERATIONS – Also Includes Garages/Carports, Pools, Porches

\$900.00 Final Review Fee

\$400 Compliance Inspection Fee

Total – \$1300.00.00*

OTHER ADDITIONS OR SUPPLEMENTAL APPLICATIONS

Gazebo	\$300
Satellite TV Dish	\$100
Decks	\$300
Fences, Walls, or Service Yard	\$100
Demolition of Existing Structure	\$100
Docks	\$300
Bulkheads	\$100
Landscaping	\$100
Repairs to Docks or Bulkheads	\$100
Solar Panels	\$100
Minor Building Addition (up to 144 sq ft)	\$100

Note: Minor exterior alterations (not changing the footprint, i.e., windows, doors, skylights), fee to be determined by the ARC Chair at time of submission. Fee will be based on the estimated number of hours to review, and the consultants required for the review.

(*) After the Final Review and Approval by the ARC, any changes to the Final Plan which require the review services of a consultant will be charged at the consultant’s hourly rate.

ARC Final Approval expires after 12 months. Any project that has not broken ground in 12 months after receiving ARC Final Approval will need to go through the ARC Final Review process again.

BULL POINT ESCROW DEPOSITS

The following escrow (security) deposits must be received by the ARC prior to issuance of a Bull Point Building Permit. Deposits will be refunded in full to the builder and/or owner, as applicable, after Final Inspection and Approval by the Bull Point ARC representative assuming no non-Compliance penalties have been assessed against the project and are to be deducted from the deposit before refund is made.

NEW SINGLE-FAMILY RESIDENCE (includes all amenities in initial application)

Clean-up and Compliance	\$4,000.00
Compliance / Landscape	\$4,000.00

ADDITIONS OR MAJOR ALTERATIONS (including garages)

Clean-up and Compliance	\$2,000.00
Landscape	\$1,000.00
Dock	\$2,000.00

POOLS

Clean-up and Compliance	\$1,000.00
Landscape	\$ 500.00

MINOR ALTERATIONS OR OTHER ADDITIONS (including walkways, decks, fences, etc.)

Clean-up and Compliance	\$ 500.00
Landscape (if applicable)	\$ 500.00 *

** may be reduced or waived by Administrator*

DEMOLITION OF EXISTING STRUCTURE(S)

Clean-up and Compliance	\$4,000.00
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FORM 17

SCHEDULE OF PENALTIES

To: Bull Point Architectural Review Committee Date: _____
114 Barnaby Bluff
Seabrook, South Carolina 29940 Legal Address: _____
(843) 379-9940 Owner: _____

As indicated in Paragraph 3 of the Building Permit Agreement (Form 3), the Swimming Pool Building Permit Agreement (Form 6), the Dock Construction Permit Agreement (Form 8), and the Bull Point Demolition Permit Agreement (Form 10), of which this is a part, the following schedule of penalties for the indicated compliance or rules violations will apply to the above captioned project:

1. Clearing of site (removal of any tree) or start of construction before BP ARC Building Permit issuance.
Loss of initial application fee; must submit duplicate application fee as penalty prior to building permit issuance. BPARC may also require demolition, re-siting, or re-building at Owner's or Contractor's expense.
2. Unauthorized tree removal or damage (greater than 6" diameter)

Pine or Palmetto	Up to:	\$ 500.00 per tree
Oak (any variety)	Up to:	\$2,000.00 per tree
Other hardwoods	Up to:	\$1,000.00 per tree

In addition, Beaufort County may require the Property Owner to replace trees that have been removed or damaged.

3. Failure to post BP ARC Building Permits.
\$25.00 a day **after two (2) working days telephone notice.**
4. Violation of any sign rule
\$25.00 a day **after two (2) working days telephone notice.**
5. No portable toilet and trash container at job site
\$100.00 a day **after two (2) working days telephone notice.**
6. Failure to deposit trash in container or trash overflow
\$100.00 a day **after two (2) working days telephone notice.**
7. Failure to submit As-Built Survey after pouring the footings and prior to start of any framing
**All construction will be halted until the Survey is delivered to BP ARC and approved.
A penalty of up to the total Compliance Deposit may be charged.**
8. Failure to initiate continuous construction within six (6) months of transmittal of the approved BPARC Building Permit to the applicant.
Revocation of BPARC approval and Building Permit.
9. Failure to complete project within one (1) year after transmittal of the approved BP ARC Building Permit or after the expiration of approved written extensions granted by the BP ARC.
10% of the total compliance deposit each month (excluding parts of a month) up to the total deposit.
10. Non-compliance with approved construction plans, including a siting variance greater than one foot, or any major exterior change without prior BP ARC approval.
Up to total compliance deposit. Must also submit corrected architectural "As-built" drawings. BP ARC may also require demolition, re-siting or rebuilding at Owner's or Contractor's expense.

- 11. Minor deviation from approved construction plans
First Violation: Must submit corrected architectural "As-built" drawings.
Second and subsequent violations: \$100 fine and corrected architectural "As-built" drawings.
- 12. Use of exterior colors which have not been approved by BP ARC.
Up to total compliance deposit unless repainted or re-stained to acceptable colors
- 13. Failure to submit Landscape Plan within specified time period.
\$50 minimum penalty up to total Landscape deposit
- 14. Failure to complete landscaping per BP ARC approved Landscape Plan within ninety (90) days after receipt of Certificate of Occupancy from Beaufort County
10% of the total Landscape deposit each month (excluding parts of a month) up to the total deposit.
- 15. Building occupancy prior to issuance of Beaufort County's Certificate of Occupancy or before furnishing a copy of such Certificate of Occupancy to the BP ARC
Up to total compliance deposit
- 16. Any "on-site" burning.
\$150 per occurrence
- 17. Failure to install silt fencing to prevent runoff into sensitive areas such as marshes, lakes, wetlands, etc. and around specimen trees (i.e., live oaks, magnolias, laurel oaks) of 30" or more in diameter.
\$250.00
- 18. Failure of owner/builder to notify the ARC of any utility company that begins trenching on the site without an ARC representative present.
\$1,000 up to total Landscape Deposit

If a property owner violates the ARC Guidelines in any way and at any time, the ARC and/or Board of Directors reserves the right to impose fines in accordance with Sections 12.02 and 12.03 of the Covenants.

Administrator ARC

Property Owner

Contractor

FORM 18
ADJACENT PROPERTY OWNER NOTIFICATION

To: _____ Date: _____

Legal Address: _____

Construction of: _____

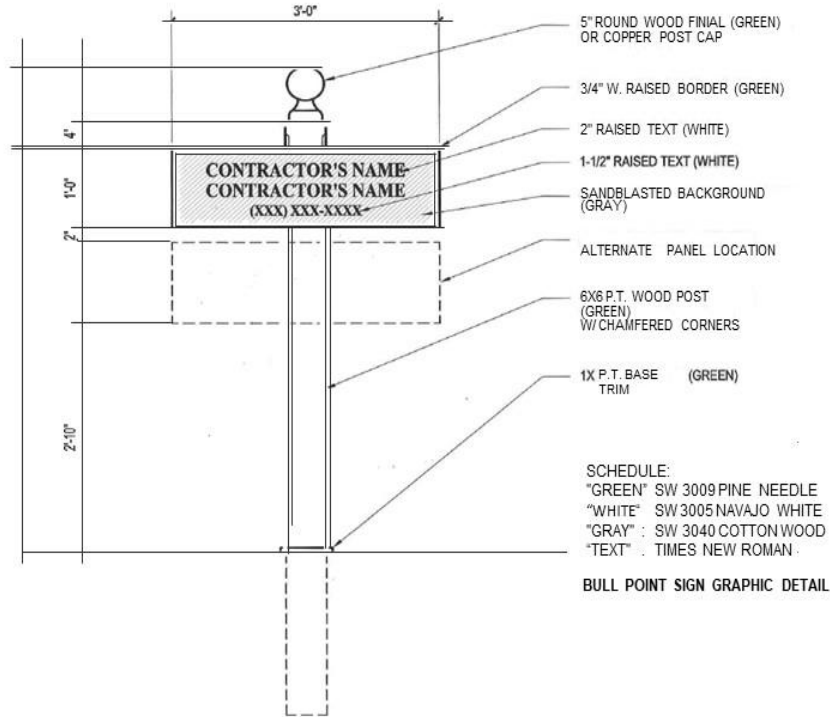
Owner: _____

The Architectural Review Committee has recently received the above cited Building Permit Application. Pursuant to the ARC's policy to withhold application review pending notification of adjacent and nearby Property Owners of developed lots of the planned construction, you are invited to examine the building plans for this project at the ARC offices located in the Bull Point Clubhouse at 114 Barnaby Bluff in Seabrook, South Carolina. If you desire, you may submit written comments regarding these plans to the ARC within ten (10) days of your receipt of this notice. Any comments must be emailed to the ARC at arb@bullpointpoa.org. The ARC will initiate its review of the subject application following the close of this 10-day period so your prompt review and comment, if desired, will be necessary.

Review of the proposed application will be by appointment only by emailing a request to arb@bullpointpoa.org.

Bull Point Architectural Review Committee Administrator

FORM 19
SIGN CRITERIA



ALL SIGNS, INCLUDING ALL DIMENSIONS, MATERIALS, COLORS AND FINISHES, MUST CONFORM TO THE EXACT UNIFORM STANDARDS SET FORTH IN THIS CRITERIA AND ILLUSTRATED IN THE GRAPHIC DETAIL ABOVE.

ONE ARCHITECT AND ONE CONTRACTOR MAY HAVE A SIGN AT EACH CONSTRUCTION SITE. AN ARCHITECT AND A CONTRACTOR MAY COMBINE THEIR SIGNS ONTO ONE POLE AS ILLUSTRATED IN THE GRAPHIC DETAIL ABOVE.

ALL TEXT MUSTS BE SANDBLASTED ONTO THE SIGN FACE AS INDICATED IN THE GRAPHIC DETAIL ABOVE.

TELEPHONE NUMBERS ARE PERMITTED ON THE SIGN FACE. HOWEVER, ADDRESSES, LOGOS, AND SLOGANS ARE PROHIBITED.